



University of Victoria

2026/27 Five-Year Capital Plan

July 2025

A. Introduction

The University of Victoria has a long-standing commitment to providing high-quality education and ensuring an exceptional student experience. We are dedicated to excellence in research and teaching, fostering a diverse and welcoming environment. Our Five Year Capital Plan reflects our academic priorities as outlined in the [Strategic Plan](#), [Planning and Budget Framework](#), [Academic Action Plan](#), [Aspiration 2030](#), [Indigenous Plan](#), [Campus Plan](#), and our [Institutional Accountability Plan](#) and Report to the Ministry of Post-Secondary Education and Future Skills (PSEFS). Our goal, as articulated in these planning processes, is to create a campus that offers extraordinary teaching and learning experiences within spaces that promote collaboration and connection. The Capital Plan serves as a vital document that outlines our building and infrastructure needs, which are crucial for achieving these objectives.

B. Background

Continuous facilities planning is essential for addressing the evolving demands of student programs, support services, and research and teaching requirements that align with societal needs. To ensure that we meet these changing needs, we engage in planning activities that inform our future capital requirements, including major capital projects and annual routine capital investments. We also consider expansion requirements beyond the next five years, considering our long-term objectives.

Our Capital Plan has been informed by a newly-adopted development process, as directed by our [Capital Planning Guidelines](#) which establishes guiding principles to support the prioritization of greatest needs, highest institutional priorities, and most cost-effective solutions to advance our academic, research, and service missions.

The goals and priorities set out in our mandate letter align with our university's vision and provincial objectives. Our capital priorities directly support academic excellence, student success, climate leadership, and reconciliation. This includes investments in seismic upgrades and building renewal to enhance safety and address deferred maintenance, major expansion projects to support health education and housing affordability, and infrastructure upgrades to enable inclusive and sustainable campus growth.

Our [Climate and Sustainability Action Plan](#) sets ambitious targets to accelerate our response to climate change and foster a culture of sustainability across our institution. Furthermore, the university-wide Indigenous Plan will ensure that Indigenous ways of knowing are respected and supported, requiring us to engage in important conversations about our values, priorities, and contributions to the process of decolonization.

The implementation of these plans will have a significant impact on space utilization and demand across campus. To support ongoing growth and respond to shifting academic, research and administrative needs, the university adopted a new Space Planning, Management and Optimization Policy in 2025. This policy focuses on prioritizing optimization of existing space through renovation, where feasible, with allocations tied to program needs and long-term capital priorities. It introduces a structured and transparent framework for managing space, supported by a dedicated Space Planning Manager who provides data and analysis to inform decisions. The policy is designed to reduce

renovation churn, support flexible and hybrid work environments, and ensure that space is used efficiently and equitably. Governance is provided by the Vice President Finance and Operations, with input from a new advisory team for major reallocations. These changes reflect our shift toward adaptable, sustainable facilities that align with institutional goals and modern workplace expectations.

C. Capital Project Priorities

Capital projects fit into five different categories: new priority investments, student housing, routine capital, carbon neutral and information management / information technology.

The following, in priority order, are the capital project priorities for the campus:

i. Petch Building Seismic Upgrade

Category: New Priority Investment – Whole Asset Replacement or Renewal

The Petch Building was completed in 1986 and contains the Department of Biochemistry and Microbiology, Chemistry, Biology and the OVPRI Health Core Facility. The seismic upgrade project includes interior and exterior re-enforcement of the building structure.

ii. Jamie Cassels Centre Farquhar Auditorium Seismic Upgrade

Category: Routine Capital

The 1,200 seat Jamie Cassels Centre Farquhar Auditorium is the premiere performing arts space on campus. The facility was completed in 1972 and hosts a variety of campus events including convocation as well as community events such as the Victoria Symphony. This project includes improvements to the structural performance of the roof structure while minimizing impacts on the acoustic qualities of the performance venue.

The design addresses the structural performance of the roof structure through addition of two steel and concrete re-enforced towers on the exterior of the building. This approach resists lateral movement of the structure while protecting the acoustic quality of the performance hall and finished interior spaces.

iii. Fraser Building Seismic Upgrade

Category: New Priority Investment – Whole Asset Replacement or Renewal

The Murray and Ann Fraser Building is home to the Faculty of Law. The university's National Centre for Indigenous Laws, currently under construction, is an addition to the Fraser Building and provides numerous safety and mechanical upgrades within the existing building. The seismic upgrade project includes further interior and exterior re-enforcement of the building structure.

iv. Accessible and Active Transportation Improvement Program – University Drive

Category: Routine Capital – Linear Infrastructure

The Accessible and Active Transportation Improvement Program will enhance active transportation and accessibility infrastructure through the renewal and upgrading of University Drive as outlined in the university's Campus Cycling Plan and Campus Greenway. Once implemented, this project will improve pedestrian and cycling access on and through campus. Upgraded amenities are a key strategy in supporting BC's Active Transportation Strategy and increasing our sustainable travel mode share from 54% to 70% of all trips to campus utilizing transit, cycling, walking, or carpooling.

v. Enterprise Data Centre HVAC Renewal

Category: Information Management/Information Technology

IM/IT is a new capital project category identified by the Province, designed to support lower-cost projects that strengthen cybersecurity, privacy and service delivery. The IM/IT category acknowledges the growing need for secure and resilient technology systems within post-secondary institutions, with eligible projects typically ranging around the \$300K mark.

This project will replace the original 2008-installed chiller in UVic's Enterprise Data Centre (EDC) with a modern, high-efficiency hybrid cooling unit. The EDC supports the IT needs of over 25,000 students, faculty, and staff, as well as major research infrastructure and provincial investments in software engineering. As server density and heat loads increase, particularly with AI applications, efficient and reliable cooling is critical.

vi. Centralizing and Modernizing IT for Cyber Resilience

Category: Information Management/Information Technology

IM/IT is a new capital project category identified by the Province, designed to support lower-cost projects that strengthen cybersecurity, privacy and service delivery. The IM/IT category acknowledges the growing need for secure and resilient technology systems within post-secondary institutions, with eligible projects typically ranging around the \$300K mark.

University Systems has identified outdated computer hardware and servers supporting more than 12,000 students in Science, Engineering and Computer Science, Social Sciences and Health have been identified as non-compliant with UVic's information security standards. This project will replace obsolete lab computers, servers and storage systems that are no longer able to receive security updates or run current protection software.

D. Capital Projects in Planning

To ensure that institutional infrastructure and future five-year capital plans continue to reflect institutional needs and priorities, each year planning activities and background studies are undertaken to inform future capital development and planning. Projects in Planning have been organized through sub-headings based on their "project status":

- **Projects in Development:** Emerging capital initiatives currently undergoing early concept planning or feasibility studies to refine their scope, schedule, and budget. These projects have received support from Executive Council to begin preliminary planning. The outcomes of this

work are intended to inform future decisions around project prioritization and potential advancement to a Prioritized Project in the Capital Plan.

- **Project Request:** Project Requests are new proposals submitted by departments for inclusion in the Five-Year Capital Plan. These projects require further institutional review and resource investment to initiate feasibility or planning studies. Including these projects in the Capital Plan signals institutional interest and allows for alignment with future capital funding opportunities and strategic direction.
- **Background Study:** Strategic, campus-wide initiatives intended to guide future major capital priorities. These projects do not represent a single defined capital investment but rather comprehensive assessments or planning exercises that identify infrastructure gaps, long-term needs, or systemic issues. Including Background Studies in the Capital Plan signals their strategic importance and supports institutional decision-making and resource planning. Outcomes of these studies may lead to the identification of new Projects in Planning or Prioritized Projects in future Capital Plan updates.

Projects in Development

a. Faculty of Health Space Planning, Renovations and Expansion

To support the new Faculty of Health, upgraded space to support health training including clinical skills space, offices and modernized teaching rooms are being sought to address the urgent need for dedicated clinical teaching and simulation areas. This project will support a major renewal of the Human and Social Development Building including the expansion of nursing and other health-related programs, aligning with provincial priorities to increase the number of trained healthcare professionals. This also includes a continued partnership with the University of British Columbia for expansion of Physical Therapy and Speech-Language Pathology and Undergraduate Medicine program offerings within a distributed learning model.

b. Team-Based Health Care Research and Training Centre

The university is exploring opportunities to develop a new facility that supports team-based integrated health care, academic expansions, interdisciplinary research, and health partnerships. The Centre will notably include the following, a teaching and training clinic with community care provision as well as space to support essential expansion within Nursing, Nurse Practitioner, and Health Information Science programs. The Centre will serve as a learning and practicum space for students training, such as nurses, nurse practitioners, social workers, youth counsellors, and clinical psychologists, with opportunities for expansion into other health related fields.

c. University District

The University District Master Plan is the first major project in implementing the university's Real Estate Strategy. It represents an opportunity to guide new developments in alignment with the university's objectives, ensuring they are market viable and can attract private sector participation under long-term lease agreements. The Master Plan will serve as a framework for transforming 14-acres adjacent to the UVic campus into a vibrant, mixed-use community. This development aims

to address the regional housing crisis, while diversifying university revenue sources to support ongoing university priorities.

d. Mearns Centre for Learning - McPherson Library Interiors Modernization and Seismic Upgrading

The Mearns Centre for Learning located in the McPherson Library which is one of the oldest buildings on campus. The main library was completed in two phases (1963, 1974) and remains the busiest building on campus with between 1.4 and 2 million annual visits by students, employees, and community members. The library provides access to core learning and research materials and acts as a central hub of campus academic life and community. This project has consistently been highly ranked as a prioritized project in the Five-Year Capital Plan, with costs increasing to over \$200M in the last update. Over the next year, UVic will be reviewing the project, including consideration for phasing upgrades and/or using other funding sources for interior modernization.

Project Requests

e. Indigenous Outdoor Learning Space

The Indigenous Outdoor Learning Space will incorporate flexible, multi-use, sheltered, and accessible elements to support teaching and gatherings. As a direct response to increasing Indigenous student enrolment and growing demand for Indigenous academic programming, this site will be designed to facilitate workshops, training sessions, meetings with community members and co-teaching opportunities that prioritize Indigenous initiatives. Sheltering features, lighting design, heating elements, accessible layout and seating, and auditory considerations will ensure an inclusive and welcoming experience for all users.

f. Science Outdoor Aquatics Unit Upgrades

The Outdoor Aquatic Unit (OAU) built in 1987 is a vital infrastructure support for both research and teaching programs at UVic. It requires renovation and renewal. This unique resource is the only Aquatics Containment Level 3 facility in Canada located west of Prince Edward Island. This capacity combines with the Experimental Ocean Climate Change Lab, a smaller one-room facility which will hold experimental aquariums to manipulate temperature, oxygen levels, food levels and other variables, creating scenarios for predicting the impacts of marine climate. The work that is done in the OAU is of great interest to the public and a draw for community programs.

g. Wallace Field Development Plan

Athletics and Recreation is proposing the redevelopment of Wallace Field into a high-performance artificial turf field and pavilion building to support rugby and soccer programming at the University of Victoria. The proposed redevelopment will enhance Wallace Field with artificial turf and lighting to allow for year-round use and increased programming capacity. In addition, there is strong alumni interest in financially supporting a pavilion building, including team rooms, training spaces, bleacher seating, viewing deck and concession.

Background Study

h. Student Housing Expansion (Phase 2)

The university has identified a second phase of the Student Housing Expansion project, which would create an additional 500 beds to meet the growing housing needs of students. This project is aimed at addressing the critical need for affordable and accessible housing. The project will encompass a combination of units providing a diverse range of living options and could move forward as part of a phased housing program as noted above.

i. Campus Accessibility Improvement Plan

This project involves a comprehensive review of accessibility across UVic's built environment to inform future capital investments. This work will identify barriers within the built environment and form the basis of strategic approach to prioritize improvements across campus. The resulting strategy will support UVic's commitment to creating a more inclusive and accessible campus for students, staff, and visitors and reduce pressure on Routine Capital, where logical, to support accessibility upgrades across campus.

j. Sustainable Infrastructure Replacement Plan

UVic's aging underground infrastructure creates service disruption risks for the campus. A holistic study to provide a comprehensive condition assessment of UVic's critical underground utility systems, including hydro, district heating, water, sewer, IT and stormwater infrastructure. This study will provide a long-term strategy for UVic's underground infrastructure to ensure reliable service delivery, mitigate risks of system failures, and align infrastructure investment with campus growth and sustainability objectives.

k. Science and Engineering Precinct Infrastructure Plan

The Science and Engineering Precinct Infrastructure Plan will provide a comprehensive evaluation of the building systems supporting UVic's five Engineering and Science buildings (fume hoods, systems, etc.). This initiative aims to address system interdependencies, improve efficiency, and ensure the long-term sustainability of research and teaching facilities. Historically, infrastructure projects within these buildings have been undertaken in silos, leading to inefficiencies and unintended impacts across shared systems. A coordinated approach is now essential to support future growth and modernization efforts.

F. SUMMARY

UVic's Five Year Capital Plan aligns with the university's academic priorities, as outlined in our Planning and Budget Framework and Institutional Accountability Plan and Report. Our primary focus is to provide comprehensive support to all students, meet current and anticipated program demands, and maintain the highest quality standards across our programs. To achieve these objectives, our capital planning efforts for the next five years will address the pressing space pressures in both academic programs and student housing through optimization and expansion initiatives, as well as tackling deferred maintenance requirements through renewal and seismic upgrading projects.

This plan highlights the essential projects necessary to advance these institutional goals. The foremost priority projects include the development of a comprehensive campus building renewal program, the revitalization of campus active transportation infrastructure and modernizing IT for cyber resilience. By prioritizing these projects, we aim to enhance the overall student experience, create an environment conducive to academic excellence, and ensure the sustainability and functionality of our campus facilities.